

MINUTES OF THE ANNUAL AND REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

July 30, 2013

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 30, 2013 at approximately 9:10 a.m. at the CHA Corporate Offices, located at 60 East Van Buren, 12th Floor Loft in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:

Adela Cepeda
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra

Absent:

Deverra Beverly
Mark Cozzi
Myra King
Bridget Reidy

Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately an hour to discuss personnel related matters, pending, probable or imminent litigation and the purchase of lease of real estate property.

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:

Adela Cepeda
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra

Absent:

Deverra Beverly
Mark Cozzi
Myra King
Bridget Reidy

There being a quorum present, the meeting duly convened and business was transacted as follows:

In accordance with the By-Laws and Open Meetings Act, Commissioners unanimously approved the continuing participation of Commissioner Cozzi via telephone.

Immediately after, Chairwoman Scott thereupon called for nominations for the position of Secretary, Custodian and Keeper of Records, of the CHA Board of Commissioners. A Motion was made by Chairwoman Scott and properly seconded by Commissioner Harris to nominate Lee Chuc-Gill for the position of Secretary, Custodian and Keeper of Records. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Secretary, Custodian and Keeper of Records for the Board of Commissioners of the Chicago Housing Authority.

After Motion Made by Commissioner Sierra and seconded by Commissioner Cepeda the Closed Meeting Minutes and Regular Board Meeting Minutes of June 18, 2013 were unanimously approved as submitted.

Commissioner Markowski then presented a Motion for the approval of Item 1A discussed during Closed Meeting.

RESOLUTION NO. 2013-CHA-47a

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated July 30, 2013, entitled Settlement Agreement in the matter of Louis Taylor vs. Legum & Norman, 05 WC 15954, requesting authorization to enter into a settlement agreement in the amount of \$170,000.00 in the matter of Louis Taylor vs. Legum & Norman, 05 WC 15954.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Legal Officer, or his designee, to enter into a settlement agreement in the amount of \$170,000.00, in the above-captioned matter in the case known as Louis Taylor vs. Legum & Norman, 05 WC 15954.

The Motion to adopt resolution for Item 1A was seconded by Commissioner Johnson and the voting was as follows:

Ayes:

Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Harriet Johnson then presented the report of the Personnel Committee. Per Commissioner Johnson, the Personnel Committee meeting was held on Monday, July 15th at approximately 9:00 a.m. at the 60 East Van Buren Corporate Offices. Committee members discussed and unanimously voted to accept the Personnel Action Reports for the month of June 2013 and Personnel Actions for July 2013. Said resolutions were also presented to the full Board in today's Closed Meeting.

On behalf of the Personnel Committee, Commissioner Johnson then presented an Omnibus Motion for approval of Items 1 and 2.

(Item 1)

RESOLUTION NO. 2013-CHA-48

WHEREAS, The Board of Commissioners has reviewed staff memorandum dated July 15, 2013 entitled "ACCEPTANCE OF PERSONNEL ACTION REPORTS FOR THE MONTH OF JUNE, 2013", and concurs in the recommendation contained therein;

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the personnel actions contained in the personnel reports for the period June 1, 2013 thru June 30, 2013 is hereby accepted as presented.

(Item 2)

RESOLUTION NO. 2013-CHA-49

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 15, 2013, entitled "Approval of Personnel Actions":

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the recommendation of the Personnel Committee to make an offer of employment/promotion for the positions of (2) Field Managers, Financial Analyst, Senior Advisor, Sr. Property Accountant, (2) Assistant General Counsels, Capital Budget Analyst, Investigator, Auditor and Investigator and reduction-in-force of two employees and the termination of one employee.

The Omnibus Motion to adopt resolutions for Item 1 and Item 2 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:

Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Jack Markowski, then presented the report for the Joint Finance and Operations Committee. Per Commissioner Markowski, the scheduled Joint Finance and Operations Committee Meeting was not held on Wednesday, July 17, 2013 due to a lack of quorum. Commissioners however, were briefed on items appearing on the Agenda but no votes were taken.

Commissioner Markowski then presented an Omnibus Motion for the approval of the following ten items:

(Item 3)

The resolution for Item 3 approves award of contract to Integrys Energy Services, Inc. for the supply and delivery of electricity to various CHA residential sites. The CHA's current electricity supply and delivery contract with Constellation NewEnergy is set to expire on July 31st 2013. CHA manages approximately 25,000 lower-income public housing units located throughout the City of Chicago with approximately 15,000 households. Providing electricity to these units requires approximately 53,000,000 kWh of electricity annually. Given the CHA's anticipated consumption of approximately 106,000,000 kWh of natural gas for the next twenty-four (24) months, the recommended supply agreement offers CHA the opportunity to more advantageously purchase its electricity needs on wholesale terms instead of retail, and enables the CHA to hedge against potential market price fluctuations. The CHA has utilized bulk power purchasing practices to secure its electricity supplies for the housing portfolio at advantageous rates and to manage the risks of market fluctuations in electricity costs and supplies. Continued use of bulk purchasing is expected to provide further cost savings and efficiencies over the use of retail electricity supplies from the local utility.

RESOLUTION NO. 2013-CHA-50

WHEREAS, the Board of Commissioners has reviewed Board Letter dated July 17, 2013 requesting "AUTHORIZATION TO ENTER INTO A CONTRACT WITH INTEGRYS ENERGY SERVICES, INC. FOR THE SUPPLY AND DELIVERY OF ELECTRICITY TO VARIOUS CHA RESIDENTIAL SITES"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Integrys Energy Services Inc. for the supply and delivery of electricity to various CHA residential sites for a two (2) year base term with three (3) one year extension terms, in an amount not-to-exceed \$8,700,000 for the base term beginning August 1, 2013.

These awards are subject to each Contractor's compliance with the CHA's applicable MBE/WBE/DBE, Section III, and bonding and insurance requirements.

(Item 4)

During 2003-2010, CHA's former HCV program administrator contracted with Access Living to administer the Mod Fund which consists of a pool of money set-aside for the construction and installation of accessibility features and devices such as grab bars, lifts, ramps and sensory equipment, for HCV participants who need such features to utilize their housing choice voucher. After the HCV administrator's contract with CHA expired, the responsibility for contracting with an entity to administer the Mod Fund shifted to the Housing Rights and Nondiscrimination Department (HRND), a department of the Office of the General Counsel. A contract with a fixed compensation

amount of \$80,000.00 was executed with Access Living to continue to administer and disburse a \$200,000 Mod Fund with the assumption that the funding earmarked for the Mod Fund had been previously approved by the Board for reimbursement to Access Living, as it had been the organization administering the Mod Fund for nearly a decade. Since the vendor's compensation amount was \$80,000.00 and it was believed that funding of the Mod Fund had been Board authorized, the contract was not brought before the Board for approval. Accordingly, the resolution for Item 4 grants formal authorization to fund Contract No. 11030 for the total amount of \$280,000.00, representing cost-reimbursement funding of \$200,000.00 for the Modification Fund and \$80,000.00 in fixed fee compensation for Access Living's performance under the Contract.

RESOLUTION NO. 2013-CHA-51

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled "RECOMMENDATION TO RATIFY CONTRACT NO. 11030 WITH ACCESS LIVING OF METROPOLITAN CHICAGO FOR THE ADMINISTRATION OF THE MODIFICATION FUND";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby ratifies Contract No. 11303 with Access Living of Metropolitan Chicago in the amount of \$280,000.

This award is subject to the Contractor's compliance with the CHA's applicable MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

(Item 5)

The resolution for Item 5 approves submission of a De Minimus Demolition Application to HUD for the demolition of a two unit Scattered Sites dwelling structure located at 2620 West Potomac Avenue. Staff completed a structural assessment of the building located at 2620 West Potomac Avenue to determine its structural stability and make recommendations as to its viability for occupancy. The assessment revealed significant settlement of the interior floor slab, exterior walkways and surrounding ground, which in turn has caused the interior bearing wall to drop. As a result, the second floor joists are no longer properly supported. In addition, gaps between building components are visible and extensive mold damage was observed. Because of the deteriorated condition and life safety issues of the building, it has been determined that the architectural and rehabilitation costs needed to make the building viable for habitation exceed the Total Development Costs (TDC) allowed by HUD for these types of structures. The demolition of this property qualifies under HUD's de minimus rule which provides that in any five year period, a Public Housing Authority may demolish 5% of its dwelling units or five dwelling units, whichever is less by submitting an abbreviated demolition application. Within the last five years, the CHA has demolished only three units under HUD's de minimus rule and therefore is eligible to submit a de minimus demolition application for this property.

RESOLUTION NO. 2013-CHA-52

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013, entitled "REQUEST FOR AUTHORIZATION TO SUBMIT A DE MINIMUS DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF A TWO (2) UNIT SCATTERED SITES DWELLING STRUCTURE LOCATED AT 2620 WEST POTOMAC AVENUE";

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a de minimus demolition application to the U.S. Department of Housing and Urban Development (“HUD”) for the demolition of a two (2) unit dwelling structure located at 2620 West Potomac Avenue, and to demolish said property upon receipt of approval from HUD.

(Item 6)

The resolution for Item 6 approves the second option year of contracts and approves amendments to increase the not-to-exceed contract amounts by \$250,000 each for Contract No. 9048 with Harley Ellis Devereaux; Contract No. 9049 with Holabird & Root and Contract No. 9050 with Globetrotter Engineering Corporation for additional Prime Design Consulting (PDC) Services on a task order basis. The PDC services include assessments, design, engineering, construction documents, construction administration and close-out services. To meet the CHA's critical goals for Senior Housing Life Safety/Capital Maintenance, ADA/504 Federal requirements, and Scattered Site and Unit Acquisition projects for 2013 and 2014, CHA must increase the not-to-exceed amount of the three PDC contracts. The increase in the funding for the PDCs is essential if the CHA is to successfully complete the Major Capital Projects Plan for 2013 and 2014. Without an increase in funding, the CHA will be in jeopardy of missing critical construction deadlines due to insufficient PDC capacity for design services. In addition, the PDC contracts expired on June 30, 2013. Initially, staff did not anticipate exercising the second option year, as a new solicitation for Prime Design Consultant services was planned for Board approval in the second quarter of 2013. Due to unforeseen circumstances, the new solicitation was re-solicited and recommended awardees will not be submitted for Board approval until the fourth quarter of 2013. Without the exercise of the second option year for these PDCs, the CHA will be without PDC services to support the Capital Program.

RESOLUTION NO. 2013-CHA-53

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled “AUTHORIZATION TO EXERCISE SECOND OPTION YEAR AND EXECUTE AMENDMENTS TO INCREASE THE NOT-TO-EXCEED CONTRACT AMOUNTS OF CONTRACT NO. 9048 WITH HARLEY ELLIS DEVEREAUX, CONTRACT NO. 9049 WITH HOLABIRD & ROOT, LLC AND CONTRACT NO. 9050 WITH GLOBETROTTER ENGINEERING CORPORATION FOR ADDITIONAL PRIME DESIGN CONSULTING SERVICES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 06 to Contract No. 9048 with Harley Ellis Devereaux and Contract No. 9049 with Holabird & Root, LLC, and Amendment No. 4 with Globetrotters Engineering Corporation to increase the not-to-exceed contract amount by \$250,000 for additional Prime Design Consultant services at various CHA properties and exercise Option Year No. 2 for each contract.

The new not-to-exceed amount of Contract No. 9048 with Harley Ellis Devereaux will be \$7,348,682.75. The new not-to-exceed amount of Contract No. 9049 with Holabird & Root, LLC will be \$7,010,647.85. The new not-to-exceed amount of Contract No. 9050 with Globetrotters Engineering Corporation will be

\$6,612,612.96. The aggregate increase to these contracts is the not-to-exceed amount of \$750,000.

The exercise of Option Year No. 2 will extend each contract end date from 6/30/2013 to 6/30/2014. The new term of each contract will be 7/1/2009 through 06/30/2014.

Each Amendment is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item 7)

The resolution for Item 7 approves the ratification of contract modifications with the seven listed vendors in the amount of \$2,746,207.07 for various CHA projects. The general contractors listed below have existing contracts with the CHA to provide construction services at various properties. Each of these construction contracts has contract modifications that have cumulatively exceeded \$100,000 or 5% of the original contract amount. The contract modifications associated with the above contracts were required to address a variety of issues, including but not limited to, health and safety concerns, critical path tasks and infrastructure finishes. The contract modifications were a result of discovered conditions, building code requirements, owner directed changes and design corrections. The Capital Construction Department has verified that the amounts invoiced by the contractors are for actual services requested by the CHA, required by Chicago Building Code or circumstance, and all rendered and/or materials and equipment provided. The failure to ratify the contract modifications listed above will likely result in protracted litigation with the contractors, who have acted under the authority of the CHA, and that the CHA has been unjustly enriched.

RESOLUTION NO. 2013-CHA-54

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled "RATIFICATION OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby ratifies \$2,746,207.07 of contract modifications for various Chicago Housing Authority projects with the following contractors.

| General Contractor | Project | Contract | Original Contract Value | Contract Modifications to be Ratified | Current Contract Modifications to be Ratified | % of Contract | Cumulatively over \$100,000 | Revised Contract Amounts |
|--|--|------------|-------------------------|---------------------------------------|---|---------------|-----------------------------|--------------------------|
| CHICAGO COMMERCIAL | Interior Renovation at Bridgeport Homes #1 | 1077 | \$791,673.00 | \$59,068.03 | | 7.5% | | \$850,741.03 |
| MAXWELL SERVICES, INC. | Interior Renovation at Bridgeport Homes #2 | 1078 | \$806,486.00 | \$89,888.00 | | 11.0% | | \$896,374.00 |
| OAKLEY CONSTRUCTION | Interior Renovation at Bridgeport Homes #3 | 1096 | \$361,434.40 | \$23,249.00 | | 6.4% | | \$384,683.40 |
| DONERITE | S/Sites - Package 4 | 1110 | \$542,000.00 | \$73,618.00 | | 13.6% | | \$615,618.00 |
| COLEMAN DEVELOPMENT | S/Sites (Pkg 6) Bid Grp 1 | 11031 - 1 | \$441,540.00 | \$60,673.09 | | 13.7% | | \$502,213.09 |
| COLEMAN DEVELOPMENT | S/Sites (Pkg 6) Bid Grp 3 | 11031 - 3 | \$180,470.00 | \$18,105.00 | | 10.0% | | \$198,575.00 |
| CHICAGO COMMERCIAL | S/Sites (Pkg 6) Bid Grp 2 | 11032 - 2 | \$396,291.00 | \$53,427.00 | | 13.5% | | \$449,718.00 |
| FRIEDLER CONSTRUCTION | Envelope Improvements at Daniel Burnham | 11116 | \$1,703,800.00 | \$121,965.85 | \$56,468.83 | 10.5% | X | \$1,882,234.68 |
| OLD VETERAN | Facade Replacement and Interior Improvements at Judge Slater | 11119 | \$13,577,000.00 | \$633,401.49 | \$469,456.02 | 8.1% | X | \$14,679,857.51 |
| OLD VETERAN | Envelope Improvements at Patrick Sullivan | 11120 | \$21,103,500.00 | \$466,997.17 | \$22,675.69 | 2.3% | X | \$21,593,172.86 |
| OLD VETERAN | ADA Retrofit at Lake Parc | 11121 | \$12,686,147.00 | \$347,054.94 | \$250,158.96 | 4.7% | X | \$13,283,360.90 |
| | | Sub-Totals | \$1,947,447.57 | \$798,759.50 | | | | |
| CUMULATIVE TOTAL \$2,746,207.07 | | | | | | | | |

This item is subject to the Contractors' compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item 8)

The resolution for Item 8 approves amendment to the FY2013 MTW Annual Plan for potential disposition of land and scattered site demolition in FY2013 and approves submission of the amended Plan to HUD. The amendment includes conveyance of a southern part of Stateway Gardens to the City in exchange for City land in proximity to the site; sale of portion of identified property in Robert Taylor to XS Tennis Facility at fair market value; sale of vacant land adjacent to Harry Schneider Senior Apartments to METRA at fair market value; sale of identified property in ABLA to SOS Children's Village in exchange for a series of commensurate public benefits to residents of Roosevelt Square and proposed demolition of the 2 scattered sites known as 2723 W. Augusta and 2828 S. Drake. A 38-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from May 28 through July 5, 2013. During such time, on June 11, 2013, a public comment hearing was held. Prior to finalizing the FY2013 MTW Annual Plan Amendment, CHA gave consideration to comments received during the public comment period.

RESOLUTION NO. 2013-CHA-55

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled "AUTHORIZATION TO APPROVE THE FY2013 MOVING TO WORK ANNUAL PLAN AMENDMENT

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the FY2013 MTW Annual Plan Amendment.

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2013 MTW Annual Plan Amendment. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

THAT, this approval of the FY2013 MTW Annual Plan Amendment supersedes any and all conflicting language found in prior CHA MTW Annual Plans.

THAT, the Board of Commissioners hereby grants authorization to submit the FY2013 MTW Annual Plan Amendment to the U.S. Department of Housing and Urban Development.

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 requesting approval of the FY2013 MTW Annual Plan Amendment, hereto attached.

(Item 9)

The resolution for Item 9 approves the disposition of lots on Washburne Avenue and transfer lots in Fee Simple to SOS Children’s Village (SOSCV). SOSCV is proposing the development of fourteen four-bedroom single-family homes on seven CHA owned lots on the north side of Washburne Avenue between Racine Avenue and Loomis Street, directly across the street from Brooks Homes. These units will provide homes for 14 families supporting approximately 72 children. The homes will be owned and managed by SOS Children’s Villages Illinois. The property will be transferred in fee simple to SOSCV Illinois or an affiliate. Related Midwest, the developer for Roosevelt Square, will also be the developer for SOSCV in order to develop the lots in furtherance of the Roosevelt Square development. SOS Children’s Villages Illinois is a not for profit corporation that creates homes to provide care for foster children in community settings to assure that each child grows into a productive and self-reliant adult. A key component of the model is a full-time professionally trained foster parent whose only job is to provide unconditional love and care for the children in their home. Operating funds for SOSCV are provided through a combination of Department of Children and Family Services, federal and state funds. Private donations and fundraising contribute to sustainability. To protect the CHA’s interest in the ABLA redevelopment land the conveyance deed will contain a reversionary clause which will begin to elapse on the date the last unit is occupied, along with a covenant requiring that the reversionary right does not burn off until 85% occupancy, by a DCFS licensed foster parent, has been maintained for 5 years. If during this 5 year period occupancy falls below 85% CHA shall have a right to demand a reconveyance of the property, provided that SOSCV shall have a 90 day cure period prior to CHA exercising such right. In addition, the deed will also include a covenant running with the land for a period of fifteen years, beginning on the date the last unit is occupied to ensure that the land is used for the housing of foster care families. If during this period SOSCV defaults on its loan, the lender will be allowed to foreclose on and sell the property to either a (a) non-foster care provider, provided that the CHA is reimbursed for the value of the land on the date of the conveyance, \$1,570,000, or (b) another foster care provider. Lastly, if during the period beginning on the date the last unit is occupied and ending on the date that is five years from such date, there is a sale of the project to a non- foster care facility purchaser, the CHA shall have the right to repurchase the project at a price equal to the price negotiated less the \$1,570,000. If the prospective purchaser intends to continue to operate as a foster care facility, CHA will not be entitled to the \$1,570,000

credit if CHA elects to exercise its right to purchase the property. The development budget for the SOSCV is approximately \$6,780,463 funded by a construction loan from Bond proceeds in the amount of \$4,880,463 and a City of Chicago Grant of \$1,900,000 approved by City Council in March 2013. No CHA dollars are going towards the development of this project.

RESOLUTION NO. 2013-CHA-56

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, July 17, 2013, entitled “AUTHORIZATION TO: 1) SUBMIT A DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO DISPOSE OF 1232 WEST WASHBURNE AVE, 1238 WEST WASHBURNE AVE, 1252 WEST WASHBURNE AVE, 1302 WEST WASHBURNE AVE, 1320 WEST WASHBURNE AVE, 1336 WEST WASHBURNE AVE AND 1348 WEST WASHBURNE AVE (THE “LOTS”); 2) TRANSFER THE LOTS IN FEE SIMPLE TO SOS CHILDREN’S VILLAGE ILLINOIS OR AN AFFILIATE; AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY TO IMPLEMENT THE FOREGOING.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a disposition application to the United States Department of Housing and Urban Development (HUD) to dispose of 1232 West Washburne Ave, 1238 West Washburne Ave, 1252 West Washburne Ave, 1302 West Washburne Ave, 1320 West Washburne Ave, 1336 West Washburne Ave and 1348 West Washburne Ave (the “Lots”); 2) transfer the Lots in fee simple to SOS Children’s Village Illinois or an affiliate; and 3) execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing”.

(Item 10)

The resolution for Item 10 approves a Mixed Finance Proposal, Evidentiary Documents and Disposition Application for the Dorchester Artist Housing Development. The Dorchester Artist Housing redevelopment is the rehabilitation and adaptive reuse of the former 36-unit Dante-Harper public housing Scattered Site development into 32 units of mixed-income housing and an arts center/management office. This one phase redevelopment of five townhome buildings is located on East 70th Street between Dante and Harper Avenues in Chicago’s Southside Greater Grand Crossing neighborhood. Dorchester Artist Housing will consist of three different income tiers allocated for public housing, affordable, and unrestricted market rate residents, respectively. The project’s five buildings are located on two adjacent sites, divided by Harper Avenue, in an area generally bounded by the alley north of East 70th Street to the north, South Dante Avenue to the west, East 70th Street to the south, and midway on the block east of South Harper Avenue to the east. Dorchester Artist Housing is designed to strengthen the Greater Grand Crossing community by rehabilitating the vacant Dante-Harper development into a mixed-income community with a focus on the arts. Artists will be encouraged to live in the development through a preference provided for artists only in the tax credit and market rate units. In addition to housing designed to be customizable by the artists, the on-site arts center with arts programming will be an attraction to artists and their families. The development will provide a unique addition to the diverse array of rental and for-sale units available across the community in multi-unit buildings, single-family, and town homes. Brinshore Development, L.L.C. and The Rebuild Foundation NFP are the co-developers for the Dorchester Artist Housing Redevelopment. Brinshore Development, L.L.C. (Brinshore) is the sponsor of the

obligations under the redevelopment agreement. The residential development team consists of a partnership between Brinshore and The Rebuild Foundation NFP, an Illinois not-for-profit corporation. The total estimated development budget for Dorchester Artist Housing is \$11,643,894 including the \$3,550,000 CHA Loan to be funded with CHA Capital funds. Additional project sources include approximately \$361,917 of CHA Capital funds to be used to fund CHA administration costs and the Initial Operating Deficit Reserve.

RESOLUTION NO. 2013-CHA-57

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled "AUTHORIZATION TO: 1) SUBMIT A MIXED-FINANCE PROPOSAL, EVIDENTIARY DOCUMENTS AND DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 2) COMMIT CHICAGO HOUSING AUTHORITY FUNDS UP TO \$4,000,000 FOR THE DORCHESTER ARTIST HOUSING DEVELOPMENT; 3) CONVEY SCATTERED SITE BUILDINGS WITH THE APPROXIMATE STREET ADDRESSES OF 6949-59, 6948-58 S. HARPER, 6949-59 S. DANTE AND 1446-70, 1506-14 E. 70th STREET BY QUIT CLAIM DEED; 4) APPROVE THE TENANT SELECTION PLAN, LEASE AND LEASE RIDERS FOR WASHINGTON PARK DEVELOPMENT REPLACEMENT HOUSING AT THE PRIVATE DEVELOPMENT KNOWN AS DORCHESTER ARTIST HOUSING AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO; AND; 5) EXECUTE A GROUND LEASE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a Mixed-Finance Proposal, Evidentiary documents and Disposition application to the United States Department of Housing and Urban Development; 2) Commit Chicago Housing Authority funds up to \$4,000,000 for the Dorchester Artist Housing development; 3) Convey scattered site buildings with the approximate street addresses of 6949-59, 6948-58 S. Harper, 6949-59 S. Dante and 1446-70, 1506-14 E. 70th Street by quit claim deed; 4) Approve the Tenant Selection Plan, Lease and Lease Riders for Washington Park development replacement housing at the private development known as Dorchester Artist Housing and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto; and; 5) Execute a Ground Lease and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements.

(Item 11)

The resolution for item 11 approves a Housing Assistance Payments contract for Lake Street Studio. It is the intent of the owner/manager of this property to lease all of the units to eligible Homeless families from CHA's waiting lists. CHA will make referrals from its Public Housing and PBV

waiting lists as well as families whose right of return under the Relocation Rights Contract has not been satisfied. The CHA waiting list of applicants will be exhausted prior to utilization of a site based waiting list. Seven units will be set-aside for people on the State's Permanent Supportive Housing waiting list. Referrals will be cross-referenced with CHA's lists and preference given to those applicants that are on both. Lake Street Studios proposed new construction of a 9-story elevator building located at 727 W. Lake Street in the Near West Side community area containing a total of 61 studio units. 100% of the units will be PRA. Building amenities include a library, community room, a green roof and rooftop garden for the residents use, laundry facilities, on-site supportive services and property maintenance offices. The developer, IHDC, is a non-profit development corporation, established in 1992, to create housing and provide supportive services for very low-income people who are homeless and at risk of becoming homeless. Since its inception, IHDC has created more than 600 units of permanent supportive housing in 13 developments in Chicago. Supportive Services for Lake Street Studios will be provided by Interfaith House, which was created by IHDC in 1994 to address the homeless crisis by providing case management, support services, behavioral health assistance, mental therapy sessions and employment counseling and job search assistance. Interfaith House has been operating independently of IHDC since 2009. The units will be managed by Affordable Property Management Specialists (APM) which has been in business since 2006 for the purpose of managing affordable low-income housing.

RESOLUTION 2013-CHA-58

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 17, 2013 requesting authorization to execute an Agreement to Enter into a Housing Assistance Payments Contract for Lake Street Studios;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for Lake Street Studios; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 12)

The resolution for Item 12 approves Preliminary Commitment Letters for the following PRA Applications: Casa Nayarit; Milwaukee Avenue Apartments; Sankofa Village; Humboldt Park Veterans Housing; Access Housing and Home First Phase II. Casa Nayarit is proposing new construction of a 4-story elevator building in New City containing 40 total units. The bedroom (B mix of the building consists of 15 one-BR, 21 two-BR and 4 three-BR units. The PRA unit mix will be 5 one-BR, 7 two-BR and 1 three-BR units. The Developer, The Resurrection Project (TRP), is a non-profit community development corporation founded in 1990 by 6 parishes in the Pilsen neighborhood. TRP has developed over 400 units of affordable rental housing and built 144 new homes for sale in Pilsen and Little Village under the New Homes for Chicago Program. Home First Illinois (HFI)/IFF received state funds to acquire 200 condominiums in Chicago over multi-phases to retrofit for wheelchair users being transitioned out of nursing homes. Phase I, Stage 1 consisted of 10 units in 4 Condo buildings was approved by the CHA Board in August, 2012 and Stage 2, which also consisted of 10 PRA units in 6 Condo buildings, was approved by the CHA Board in May, 2013. Phase II will consist of 25 additional Condo units, one of which is now under a purchase contract. As in Phase I Stages 1 & 2, when multiple units have been identified and secured with purchase contracts, HFI will submit supplemental PRA applications for CHA Board approval of those specific units. The Developer, HFI, a subsidiary of IFF was created to develop and own supportive housing for very low-income people with physical disabilities. HFI received \$5

million in Build Illinois Bond funds from IHDA in 2011 to develop accessible housing for households referred through Money Follows the Person (MFP) program. For the proposed development at Access Housing, Home First Illinois (HFI)/IFF will build new units on scattered city lots and acquire and rehab scattered foreclosed bank-owned (REO) properties in West Town and Logan Square. HFI's goal is to develop 76 units of housing, 57 under PRA for people with physical disabilities and 19 of which will receive rental subsidy from the State of Illinois Department of Mental Health. HFI plans to acquire and rehab 19 REO two, three & four-flat buildings and construct new units on 6 vacant parcels. As in Phase I Stages 1 & 2 of HFI's developments, when multiple units have been identified and secured with purchase contracts or the vacant lots have been acquired, HFI will submit supplemental PRA applications for CHA Board approval of those specific units. Humboldt Park Veterans Housing proposed development of a 5-story elevator building in Humboldt Park containing 48 total units. The bedroom (BR) mix of the building consists of 24 one-BR, 12 two-BR and 12 three-BR units. The PRA unit mix will be 8 one-BR, 4 two-BR and 4 three-BR units. The Developer, Hispanic Housing Development Corporation. (HHDC), was established in 1976 to create and manage affordable housing and has developed and currently owns over 2,600 units in 32 properties in Chicago. Milwaukee Avenue Apartments Proposed Development is a 4-story elevator building in the Avondale community containing 32 total units. The bedroom (BR) mix of the building consists of 24 one-BR and 7 two-BR units. The PRA unit mix will be 9 one-BR and 2 two-BR units. The units will be barrier-free and contain features to fully accommodate severely disabled people including hearing and visually impaired. The Developer, Full Circle Communities, Inc. is a not-for-profit corporation whose mission is to create and preserve affordable housing and provides services to the residents. Full Circle developed and owns over 300 units in Chicago and Florida. Sankofa Village is proposing a new construction of a 4-story elevator building in the West Pullman community containing 46 total units. The bedroom (BR) mix of the building consists of 7 one-BR; 31 two-BR and 8 three-BR units. The PRA unit mix will be 1 one-BR, 5 two-BR and 2 three-BR units. The developer for Sankofa Village is also Full Circle Communities.

RESOLUTION 2013-CHA-59

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 17, 2013 requesting authorization to execute a preliminary commitment letter valid for 1 year for PRA assistance at Casa Nayarit, Home First Phase II, Access Housing, Humboldt Park Veterans Housing, Milwaukee Avenue Apartments and Sankofa Village;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a preliminary commitment letter valid for 1 year for PRA assistance at Casa Nayarit, Home First Phase II, Access Housing, Humboldt Park Veterans Housing, Milwaukee Avenue Apartments and Sankofa Village;

The Omnibus Motion to adopt resolutions for Items 3 through 12 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:

Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott

Rodrigo Sierra

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Mr. Charles Woodyard, Chief Executive Officer then presented his monthly report.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the Annual Meeting of the Board of Commissioners was adjourned.

Z. Scott
Chairwoman, Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records